

#397
BILL NO. Z-89-07-07

ZONING MAP ORDINANCE NO. Z- Widderson

AN ORDINANCE amending the City of
Fort Wayne Zoning Map No. H-3.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is
hereby designated a M-1 (Light Industrial) District under
the terms of Chapter 33 of the Code of the City of Fort
Wayne, Indiana of 1974:

Lots 10, 11, and 12 of Interurban Acres Addition to the
City of Fort Wayne,

and the symbols of the City of Fort Wayne Zoning Map No. H-
3, as established by Section 11 of Chapter 33 of the Code of
the City of Fort Wayne, Indiana are hereby changed
accordingly.

SECTION 2. That this Ordinance shall be in full force
and effect from and after its passage and approval by the
Mayor.

Janet G. Bradbury
Councilmember

APPROVED AS TO FORM AND LEGALITY:

J. Timothy McCaulay
J. TIMOTHY MCCAULAY, CITY ATTORNEY

Read the first time in full and on motion by Bradbury,
seconded by Talarico, and duly adopted, read the second time by
title and referred to the Committee on Regulation (and the
City Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Conference Room 128, City-County Building,
Fort Wayne, Indiana, on _____, the _____, day
of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: 7-11-89

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by _____,
seconded by _____, and duly adopted, placed on its
passage. PASSED LOST by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	_____	_____	_____	_____
<u>BRADBURY</u>	_____	_____	_____	_____
<u>BURNS</u>	_____	_____	_____	_____
<u>EDMONDS</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	_____	_____	_____	_____
<u>HENRY</u>	_____	_____	_____	_____
<u>LONG</u>	_____	_____	_____	_____
<u>REDD</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	_____
<u>TALARICO</u>	_____	_____	_____	_____

DATED: _____

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. _____

on the _____ day of _____, 19____,

ATTEST

SEAL

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the _____ day of _____, 19____,
at the hour of _____ o'clock _____ M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this _____ day of _____,
19____, at the hour of _____ o'clock _____ M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

RECEIPT

No 7232

COMMUNITY DEVELOPMENT & PLANNING

FT. WAYNE, IND., 6-15 19 89

RECEIVED FROM AMS Services \$ 100.00

THE SUM OF one hundred + 00/100 DOLLARS

ON ACCOUNT OF _____

#9191

3429 Taylor St.
[Signature]

PAID BY: CASH ☐ CHECK ☒ M.O. ☐

AUTHORIZED SIGNATURE

PETITION FOR ZONING ORDINANCE AMENDMENT

RECEIPT NO. _____

DATE FILED _____

INTENDED USE _____

THIS IS TO BE FILED IN DUPLICATE

I/We

FORT WAYNE
CITY PLANNING COMMISSION

PATRICIA GOFF

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an R1 District to a/an M1 District the property described as follows:

Lots 10, 11, and 12 of Interurban Acres Addition to the City of Fort Wayne

(Legal Description) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED:

3429 Taylor Street, Fort Wayne, Indiana

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

Patricia Goff
Patricia Goff

3429 Taylor Street

100% OWNER

Fort Wayne, Indiana

(Name)

(Address)

(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by _____
(OFFICE USE ONLY)

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$100.00)

Name and address of the preparer, attorney or agent.

John J. Wernet

1400 One Summit Square

Fort Wayne, Indiana 46802

(219) 423-9411

(Name)

(Address & Zip Code)

(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street Fort Wayne, IN 46802 (PHONE: 219/427-1140).

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on July 11, 1989 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-89-07-07: and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 17, 1989.

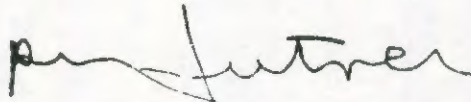
WHEREAS, a letter requesting WITHDRAWAL of the proposed ordinance has been filed with the City Plan Commission.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance be withdrawn in accordance with the written request.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held September 25, 1989.

Certified and signed this
3rd day of October 1989.



Robert Hutner
Secretary

Division of Community Development & Planning

BRIEF TITLE

Zoning Ordinance Amendment
From R-1 to M-1

APPROVAL DEADLINE

REASON

DETAILS

Specific Location and/or Address

3429 Taylor Street

Reason for Project

Future expansion of the Anthony Wayne Rehabilitation Center

Discussion (Including relationship to other Council actions)

17 July 1989 - Public Hearing

See Attached Minutes of Meeting

24 July 1989 - Business Meeting

Deferred by the Commission at the request of the petitioner.

28 August 1989 - Business Meeting

Deferred by the Commission at the request of the petitioner.

25 September 1989 - Business Meeting

Withdrawn by the petitioner.

NOTE: The Commission recommended that this request be presented to the Board of Zoning Appeals for approval as a Contingent Use. This approval was received for offices and they will return to the Board as further expansion occurs.

POSITIONS

RECOMMENDATIONS

Sponsor

City Plan Commission

Area Affected

City Wide

Other Areas

Applicants/
Proponents

Applicant(s)

Anthony Wayne Rehabilitation
City Department Center

Other

Opponents

Groups or Individuals

Basis of Opposition

Staff
Recommendation

☐ For ☒ Against

Reason Against
-zoning would have a negative impact on area

Board or
Commission
Recommendation

By

☐ For ☐ Against
☐ No Action Taken

☐ For with revisions to condition
(See Details column for condition)

CITY COUNCIL
ACTIONS
(For Council
use only)

☐ Pass ☐ Other
☐ Pass (as amended) ☐ Hold
☐ Council Sub. ☐ Do not pass

DETAILS

POLICY/PROGRAM IMPACT

Policy or
Program
Change

☐

No

☐

Yes

Operational
Impact
Assessment

(This space for further discussion)

Project Start

Date June 15, 1989

Projected Completion or Occupancy

Date Sept 27, 1989

Fact Sheet Prepared by
Patricia Biancaniello

Date Sept 27, 1989

Reviewed by

Date Oct 2, 1989

Yanny Magliozzi
Reference or Case Number

- a. Bill No. Z-89-07-07 - Change of Zone #397
From R-1 to M-1
3429 Taylor St

John Wernet, attorney, stated that he was representing Anthony Wayne Rehabilitation Center. He stated that the petitioner has signed an agreement to purchase this real estate in question. He stated that AWS is a United Way Agency. He stated that they have an office on Fillmore Street, which is an M-1 property immediately to the south of the property in question. He stated that AWS has approximately 80 employees and serves about 300 disabled individuals a year. He stated that earlier this year they were given a grant from the State Legislature for expansion of their present facilities. He stated that they want to use the property in question to expand to the north of their present office on Fillmore street. He stated that Phase I of the expansion will not be on the property but the future expansions will. He stated that to the north the property is zoned B-1-B and on the west side of Fillmore is the Boy Scouts of America Office and across Taylor Street there are some limited business areas. He stated that while to the immediate east of Lot 10 of the rezoning the property is R-1, there is a business at the corner of Taylor. He stated that they can not expand to the south because the area is in the flood plain.

Jack Fanning, Director of Operations for Anthony Wayne Services appeared before the Commission. He stated that in the information that was given to the Commission was a drawing of the existing buildings and proposed expansion. He stated that in the existing 15,000 sf building on Fillmore they train, on a daily basis, about 56 handicapped individuals. He stated that the means by which they are being rehabilitated are vocational primarily. He stated they use contract work that is procured in the community ranging from specialized pallets to rough painting on castings and some very light assembly of plastic parts. He stated that they have gone from \$65,000 worth of production and income up to \$1.2 million. He stated that the dollars reflect growth not only in monies that are used for the operation but also an indication of the expansion of the numbers of handicapped they serve. He stated they are running out of space. He stated that with the monies they are to receive they plan a ground breaking in the Spring of 1990 for Phase I. He stated that it would include 13,000 sf of work shop space but also offices and classrooms. He stated that in their plans to acquire the property on Taylor Street construction of Phase II would put them into the property that they are presently trying to rezone. He stated it is for that reason that they are petitioning the Commission to rezone the property to M-1.

Mel Smith questioned why they needed an M-1 zoning.

John Wernet stated that since the existing parcels to the south were M-1 they felt it would be compatible to zone it all M-1. He

stated that they also do light manufacturing, and some of these uses would require an M-1 zoning designation.

Mr. Fanning stated that one of their primary concerns is that as they grow they are becoming more heavily industrialized. He stated that they are finding that in order to place clients they must train in a real life setting so that they can be better placed in the community. He stated that they cannot lighten up on training and expect the people to be successful in the community in terms of jobs that are available in a competitive environment.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

#397

ORIGINAL

ORIGINAL

DIGEST SHEET

2-89-07-07

TITLE OF ORDINANCE Zoning Ordinance Amendment - C&ED

DEPARTMENT REQUESTING ORDINANCE Land Use Management - C&ED

SYNOPSIS OF ORDINANCE 3429 Taylor St

EFFECT OF PASSAGE Property is presently zoned R-1 - Single Family Residential.

Property will become M-1 - Light Industrial District.

EFFECT OF NON-PASSAGE Property will remain zoned R-1 - Single Family Residential.

MONEY INVOLVED (Direct Costs, Expenditures, Savings)

(ASSIGN TO COMMITTEE (J.N.))

BILL NO. Z-89-07-07

REPORT OF THE COMMITTEE ON REGULATIONS

JANET G. BRADBURY, CHAIRPERSON
DAVID C. LONG, VICE CHAIRMAN
EDMONDS, SCHMIDT, TALARICO

With drawn

WE, YOUR COMMITTEE ON _____ REGULATIONS _____ TO WHOM WAS
REFERRED AN (ORDINANCE) (~~RESOLUTION~~) _____ amending the City of
Fort Wayne Zoning Map No. H-3

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (~~RESOLUTION~~) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

_____	<i>David C. Long</i>	_____	_____
_____	<i>Samuel J. Talarico</i>	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 10-24-89.

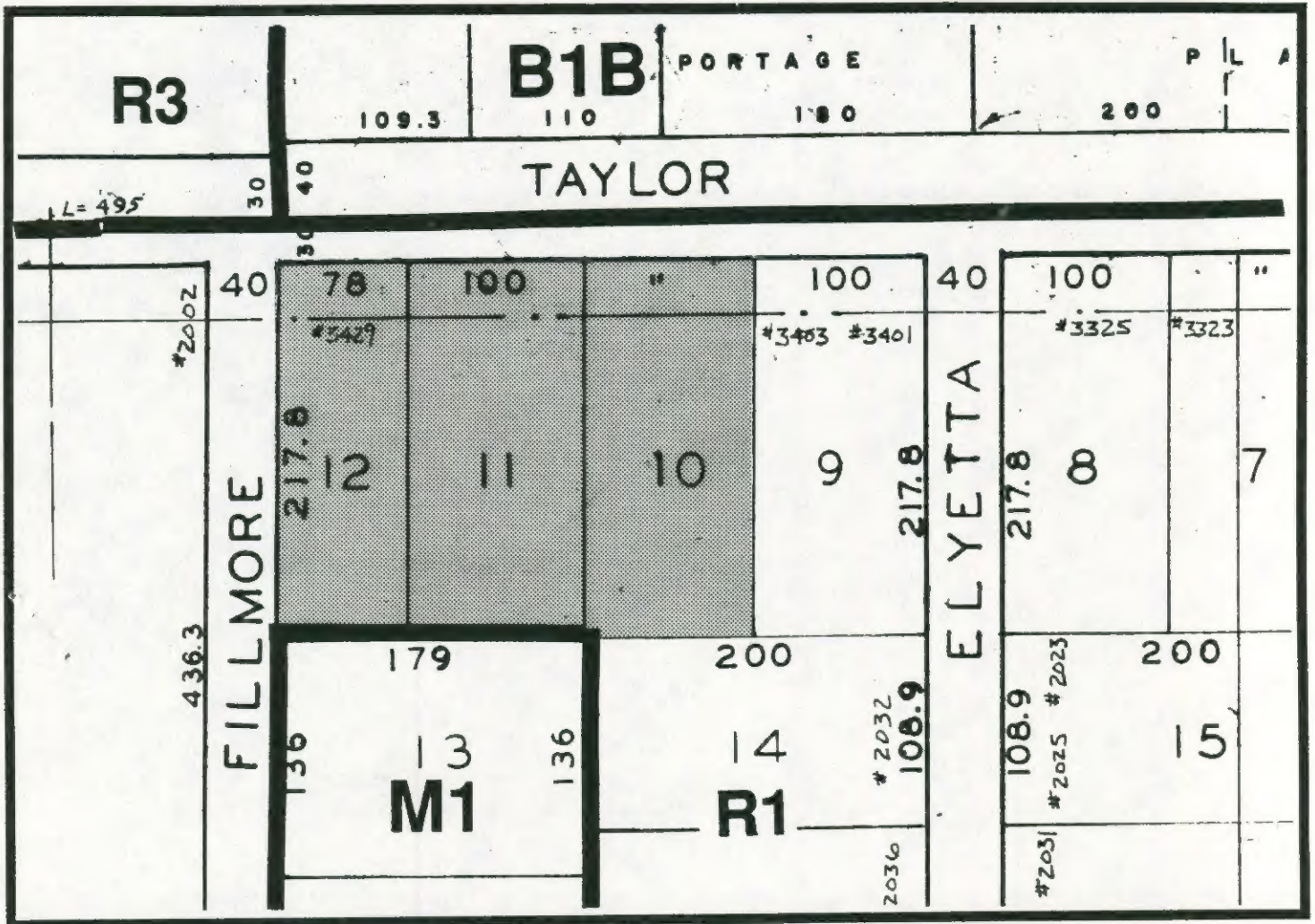
Sandra E. Kennedy
City Clerk

REZONING PETITION #397

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM A R1 DISTRICT TO A M1 DISTRICT.

MAP NO. H-3

COUNCILMANIC DISTRICT NO. 4



ZONING:

R3 RESIDENTIAL DISTRICT

B1B LIMITED BUSINESS "B"

M1 LIGHT INDUSTRY

R1 RESIDENTIAL DISTRICT

LAND USE:

☐ SINGLE FAMILY

COMMERCIAL

SCALE: 1" = 100'

DATE: 6-6-89

